



***Board of Zoning Appeals Public Hearing
May 17, 2011 —7:00 P.M***

CASE NUMBER:	V-11-022 & V-11-023
PROPERTY LOCATION:	8500 Block of River Walk Landing, Johns Creek, GA 30024 1st District, 1st Section Land Lot 511, 513, & 0F61
CURRENT ZONING:	CUP Conditional (Community Unit Plan)
PARCEL SIZE:	4.719 Acres
PROPERTY OWNER:	River Walk Homeowners Association
PROPERTY AGENT:	Michael Comer, Management agent

REQUEST

The homeowners association of River Walk subdivision seeks to expand their amenity area to include a new tennis court, a half-court basketball area, new tennis pavilion, all-purpose pavilion, and additional parking spaces to accommodate the expansion of uses. The subject property is required to maintain a 100-foot building setback from all property lines for recreational courts, accessory structures and parking. The applicant has requested a variance to encroach 81 feet into the 100-foot building setback to bring all existing and newly proposed facilities and parking in compliance with the City of Johns Creek zoning ordinance. Additionally, the applicant has proposed 10 additional parking spaces adjacent to the existing parking area, which would require an encroachment of 19 feet into the 25-foot front yard setback.

Staff has observed from a recent site visit to the property that the perimeter of the amenity area is lined with dense vegetation which functions as both a visual and noise barrier to adjacent residential dwellings. The newly proposed facilities would be located adjacent to existing amenities and previously disturbed areas, providing a compact design that would help to limit the need for significant grading on the site.

The Department would note that the subject property is located in the 2,000-foot Chattahoochee River Corridor and the applicant is required to provide impervious and clearing calculations to the Department of Community Development for review at time of building permit submittal. Additionally, the applicant must provide parking expansion details with submittal of a building permit.

ADJACENT ZONING AND LAND USES

The subject property is the amenity area for River Walk subdivision, zoned CUP Conditional (Community Unit Plan). The amenity area is located internally to the subdivision and abuts the Chattahoochee River National Recreation Area – McGinnis Ferry. North of the subject property across McGinnis Ferry Road is Forsyth County. To the east and south is the Chattahoochee River National Recreation Area and Gwinnett County. To the west are Jaden Woods and Blackstone subdivisions, zoned R-4 Conditional (Single Family Dwelling District) and CUP Conditional, respectively.

APPLICABLE CODE REQUIREMENTS

City of Johns Creek Zoning Ordinance; Article XIX: Administrative Permits and Use Permits; Section 19.3.8.: Recreational Court, Private; B. Standards.

3. Neighborhood. Recreational courts serving a neighborhood must be located within the limits of the underlying zoning.

b. Recreational courts, accessory structures, fencing, and parking shall be located **a minimum of 100 feet from all adjoining property lines**.

City of Johns Creek Zoning Ordinance; Article XVIII: Off Street Parking and Loading; Section 18.3.1.: Parking and Loading Locations.

- A. Single Family Districts – Within the AG-1 and single family districts when utilized for other than a single family dwelling, the parking or storage of vehicles shall be located in accordance with the O-I District requirements...
- D. O-I, Office/Institutional Districts – **No off-street parking shall be permitted within the required setback for the front yard** and the side corner yard. No off-street parking shall be permitted within 25 feet of any property line which adjoins a single family residential district or use.

Aerial and Vicinity Map

